

In re:
Timothy Louis O'Neill
Debtor

Case No. 19-16451-amc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Sep 08, 2022

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 10, 2022:

Recip ID	Recipient Name and Address
db	+ Timothy Louis O'Neill, 1928 N. Pleasant View Road, Pottstown, PA 19464-2219

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 10, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 8, 2022 at the address(es) listed below:

Name	Email Address
ANDREW L. SPIVACK	on behalf of Creditor WILMINGTON SAVINGS FUND SOCIETY FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I andrew.spivack@brockandscott.com, wbecf@brockandscott.com
DENISE ELIZABETH CARLON	on behalf of Creditor Nissan Motor Acceptance Corporation bkgroup@kmlawgroup.com
JAMES RANDOLPH WOOD	on behalf of Creditor Lower Pottsgrove Township jwood@portnoffonline.com jwood@ecf.inforuptcy.com
JEROME B. BLANK	on behalf of Creditor Wells Fargo Bank N.A. jblank@avallonelaw.com
JOSEPH L QUINN	on behalf of Debtor Timothy Louis O'Neill CourtNotices@rqplaw.com
MATTHEW K. FISSEL	

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on behalf of Creditor WILMINGTON SAVINGS FUND SOCIETY FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I wbecf@brockandscott.com, matthew.fissel@brockandscott.com

REBECCA ANN SOLARZ

on behalf of Creditor Nissan Motor Acceptance Corporation bkgroup@kmlawgroup.com rsolarz@kmlawgroup.com

SCOTT F. WATERMAN (Chapter 13)

ECFMail@ReadingCh13.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

WILLIAM B. CALLAHAN

on behalf of Jamie O'Neill bill@billcallahanlaw.com

TOTAL: 10

THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Timothy Louis O'Neill : Chapter 13
Debtor : Bankruptcy No.: 19-16451-amc

ORDER

AND NOW, upon consideration of the Motion to Sell Real Property, and upon notice to all interested parties and any response thereto, and after a hearing before the Court and for good cause shown, it is hereby

ORDERED, that Timothy Louis O'Neill and Jamie O'Neill are granted permission to sell real property known as 1928 N. Pleasantview Road, Pottstown, PA 19464 ("Property") for the sale price of \$317,000.00 to buyers Samuel Svanda, Sabrina Svanda, and Collin Svanda ("Buyers"), who have been represented to be purchasing the Property at arms-length.

The proceeds of the sale, including any funds held as a deposit made by or on behalf of the Buyers, shall be distributed in the following manner:

1. Estimated ordinary and reasonable settlement costs, including, but not limited to those related to notary services, deed preparation, disbursements, express shipping, surveys, municipal certifications, or any other such routine matters \$ 1,200.00
 2. Lien paid at closing – Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust c/o Carrington Mortgage Services, LLC * \$ 175,000.00
* the lien shall be paid in full and will vary accordingly based on actual settlement date. Mortgage lender Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust shall retain its lien on the real property until the lien is paid in full
 3. Pennsylvania Real Estate Transfer Tax of 1.0% \$ 3,170.00
 4. Commission to Kathleen Gail (Agent of Debtor and Jamie O'Neill) \$ 7,925.00
 5. Commission to CJ Pierre (Agent of Buyers) \$ 7,925.00
 6. Exempt sale proceeds paid to Debtor Timothy Louis O'Neill \$ 56,435.00
 7. Exempt sale proceeds paid to Jamie O'Neill \$ 60,890.00
 8. Payment to Scott F. Waterman, Trustee \$ 4,435.00
- Total: \$ 317,000.00

This Order permitting sale of the real estate shall be effective and enforceable immediately upon entry. Timothy Louis ONeill and Jamie ONeill and Buyers are authorized to close the Sale immediately upon entry of this Sale Order. The stay required under Bankruptcy Rule 6004(h) is hereby waived.

The title clerk shall fax a settlement statement from the closing directly to Scott F. Waterman, Chapter 13 Trustee upon the close of the settlement to (610) 779-3637. Payment of the sale proceeds due to Scott F. Waterman, Trustee shall be mailed by first class mail, postage prepaid to the payment address by Debtor's Counsel.

BY THE COURT:



Dated: September 8, 2022

HONORABLE ASHELY M. CHAN
United States Bankruptcy Judge